

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
SE/S Brownhill Road, 100 ft. S * ZONING COMMISSIONER
of c/l Charlton Road
3821 Brownhill Road * OF BALTIMORE COUNTY
2nd Election District
2nd Councilmanic District * Case No. 96-158-A
Ronald F. White
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ronald F. White for that property known as 3821 Brownhill Road in the Randallswood subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 1.5 ft. side yard setback and an 18.5 ft. side setback sum in lieu of 8 ft. and 20 ft., respectively, for an addition (attached garage), all as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

By

11/16/95
M. Spord

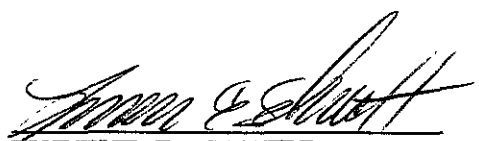
11-16-95

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of November, 1995 that the Petition for a Zoning Variance from Section 1B02.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 1.5 ft. side yard setback and an 18.5 ft. side setback sum in lieu of 8 ft. and 20 ft., respectively, for an addition (attached garage), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING

Date

11/16/95

By

mm. Good

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 14, 1995

Mr. Ronald F. White
3821 Brownhill Road
Randallstown, Maryland 21133

RE: Petition for Administrative Zoning Variance
Case No. 96-158-A
Property: 3821 Brownhill Road

Dear Mr. White:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3821 BROWNHILL ROAD

96-158-A

which is presently zoned OR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.B. (R. 6. 1955, 211.3) to permit a 1.5' side setback and a 18.5' side setback sum in lieu of 8' and 20', respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

I am asking permission to build a garage on my property for the following reasons: Recently purchased a new car, Second attempt on car theft, To protect my car during the winter months.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee.

Legal Owner(s):

(Type or Print Name)

Ronald F. White

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

3821 BROWNHILL ROAD 521-5050

Address

Phone No.

(Type or Print Name)

Randallstown, MD

21133

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Signature

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MD/L

DATE

10/20/95

ESTIMATED POSTING DATE

10/27/95



Printed with Soybean Ink
on Recycled Paper

ITEM #:

171

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3821 BROWNHILL ROAD
address

Randallstown
City

MD
State

21183
Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I am asking permission to build a garage on my property for
the following reasons: Recently purchased a new car, Second
attempt on car theft, To protect my car during the winter
months.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald F. White
Ronald F. White
(signature)

(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of Oct, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

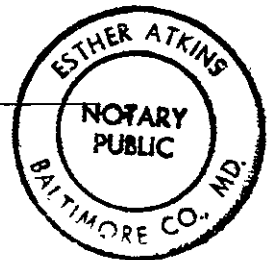
the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/20/95
date

Esther Atkins
NOTARY PUBLIC

My Commission Expires: 9/1/99



MICROFILM

96-158-A

Beginning on the southeast side of Brownhill Road,
fifty feet wide, at the distance of 100 feet south
of the centerline of Charlton Road. Being Lot 19,
Block K, Section II of the Randallwood subdivision as
recorded in Plat Book 22, Folio 9. Also known
as 3821 Brownhill Road containing .20 acres
in the 2nd Election District.

171

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

005517

96-158-A

DATE 10/20/95

ACCOUNT 01-615

Item: 171

By: [signature]

AMOUNT \$ 85.00

RECEIVED
FROM:

White, Ronald - 3821 Brownhill Rd

010- Res Var. - \$ 50.00

080- 1 sign - \$ 35.00

FOR:

~~\$ 85.00~~

SEE ENCLOSED

\$85.00

BY [signature]

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 171 Petitioner: Ronald F. White

Location: 3821 Brownhill Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ronald F. White

ADDRESS: 3821 Brownhill Rd.

Randallstown, MD 21133

PHONE NUMBER: 521-5050





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-158-A (Item 171)
3821 Brownhill Road
SE/S Brownhill Road, 100' S of c/l Charlton Road
2nd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before October 29, 1995. The closing date (November 13, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Ronald F. White





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 9, 1995

Mr. Ronald F. White
3821 Brownhill Road
Randallstown, MD 21133

RE: Item No.: 171
Case No.: 96-158-A
Petitioner: R. F. White

Dear Mr. White:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W.C. Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 7, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for November 6, 1995
Item 171

The Development Plans Review Division has reviewed the subject zoning item. An existing 15-foot drainage and utility easement runs along the northeast property line of the site.

RWB:sw

*Does not
interfere
with
majoral
JES
11/15*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 31, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 161, 162, 163, 164, 165, 167, 168, 169, and 171 ✓_g

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW


LOCATION: DISTRIBUTION MEETING OF OCT. 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshall's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 162, 163, 165, 166,
167, 168, 169 & 171.
- 

REVIEWER: LT. ROBERT P. SALERNALDI
Fire Marshal Office. PHONE 667-4881. MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-26-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 171 (MSK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

ORIGINAL

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#162 --- MJK

1. Receipt was not given to petitioner or attorney; still in folder.

#163 --- JRA

1. No zoning indicated on petition form.
2. No zip code for legal owner.

#165 --- MJK

1. Henry & Elizabeth Lehmann are trustees for who?
2. Need documentation that Henry & Elizabeth are trustees for whoever.
3. No telephone number for legal owner.

#168 --- JLL

1. No review information on bottom of petition form.

#169 --- RT

1. No review information on bottom of petition form.
2. Need attorney - legal owner is incorporated.

#170 --- MJK

1. No telephone number for legal owner.

#171 --- MJK

1. Notary section is incomplete.

#171

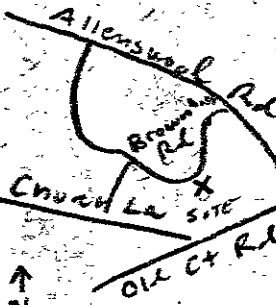
Public Utilities
BROWN HILL ROADN 32° 10' E
50' R/W

70' CONC WALK

25' MIN. BLDER. LINE

Dwelling

Vicinity Map



LOT 20

2nd Election District
2nd Councilmanic District#3821
1 STORY
BRICK + FRAME
DWLG.

550° 30' E

125'

CHAIN LINK FENCE

LOT 19

15' DRAINAGE
EASEMENTDR 5.5
8,750 ±
0.20 Ac1" = 260'
map NW
7HNot within Critical
AreaNo prior Zoning
Hearings
Accuracy of setbacks and improvements shown hereon to theTHE PROPERTY SHOWN HEREON DOES
NOT LIE WITHIN THE BOUNDARIES
OF ANY FLOOD ZONE AS DESIGNATED
ON THE FLOOD INSURANCE RATE
MAP, COMMUNITY PANEL
NO. 240010 0360 B
DATED MAR. 2, 1981.APPARENT property lines are plus or minus 2 feet.

LOCATION DRAWING

96-158-A
3821 BROWN HILL ROAD
BALTIMORE COUNTY, MD.

SCALE

1" = 20'

DATE

5-12-1995

APP NO.

JOB NO.

J-1376

Red No
1-15-1
Setback
Dwelling

LOT 18

Owner: Ronald F. White

BEING KNOWN + DESIGNATED
AS LOT 19, BLOCK K, ON PLAT
OF SECTION TWO RANDALLWOOD,
RECORDED IN PLAT BOOK G.L.O. 22/9.NOTE: Plat for Zoning Variance

- the plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing;
- the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and
- the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

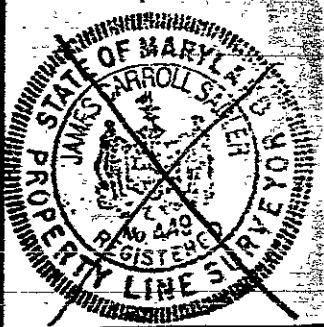
MICROFILMED

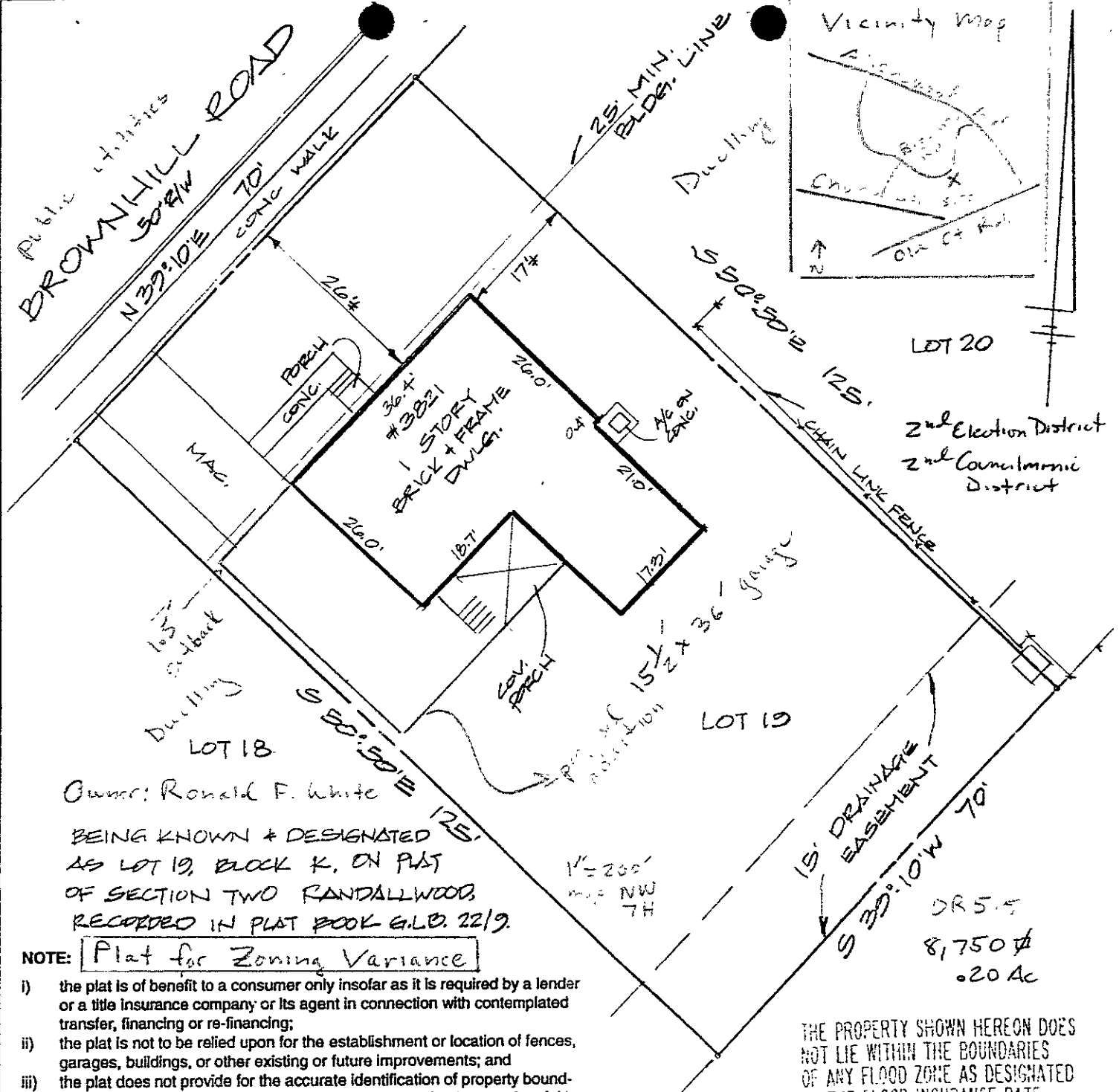
REG. NO. 449

W.T. SADLER
SURVEYORS152 WESTMINSTER ROAD
REISTERSTOWN, MD

21136

(410) 526-5618





Owner: Ronald F. White
BEING KNOWN & DESIGNATED
AS LOT 19, BLOCK K, ON PLAT
OF SECTION TWO RANDALLWOOD,
RECORDED IN PLAT BOOK G.L.D. 22/9.

NOTE: Plat for Zoning Variance

- i) the plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing;
- ii) the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and
- iii) the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

[Signature]

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE BOUNDARIES OF ANY FLOOD ZONE AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240010 0360 B DATED MAR. 2, 1981.

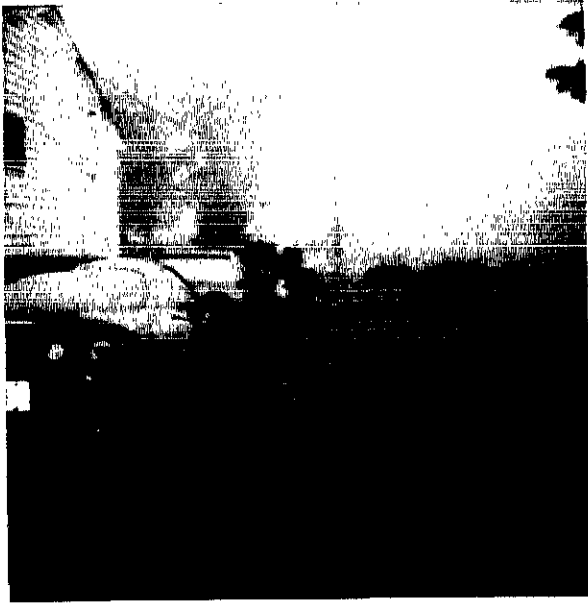
Not within Critical Area
No prior zoning violations
Accuracy of setbacks and improvements shown hereon to the APPARENT property lines are plus or minus 2 feet.

REG. NO. 449

**W.T. SADLER
SURVEYORS**
152 WESTMINSTER ROAD
REISTERSTOWN, MD
21136
(410) 526-5618



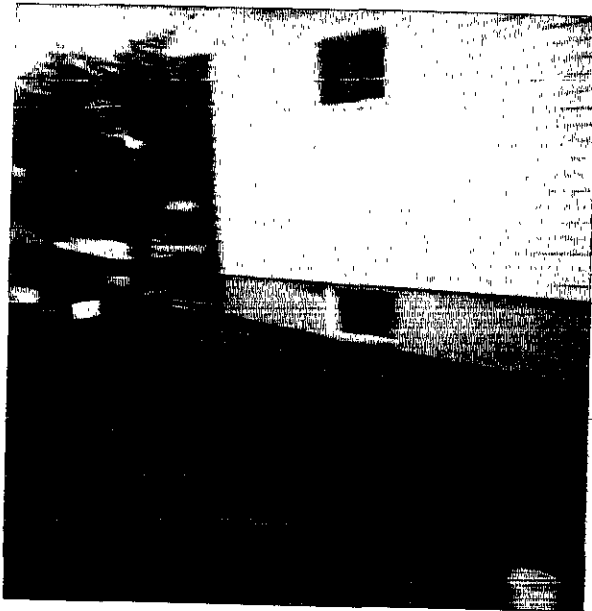
LOCATION DRAWING		
96-158-A 3821 BROWNHILL ROAD BALTIMORE COUNTY, MD.		
SCALE 1"=20'	DATE 5-12-1999	APP NO. <i>[Signature]</i> JOB NO. J-7576



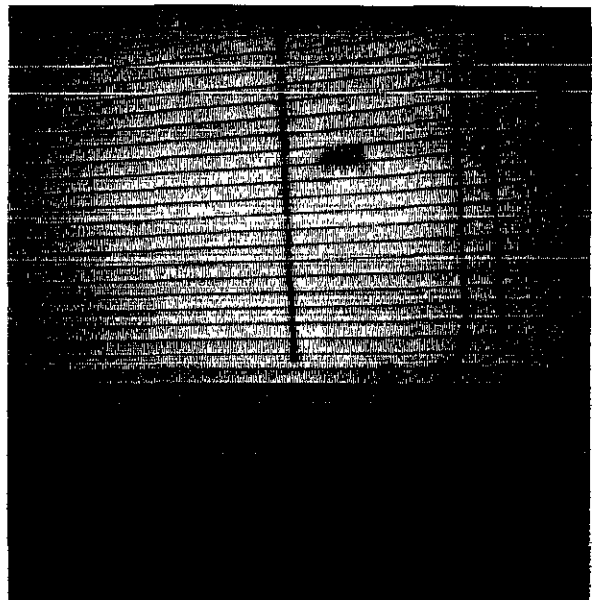
front



front



side

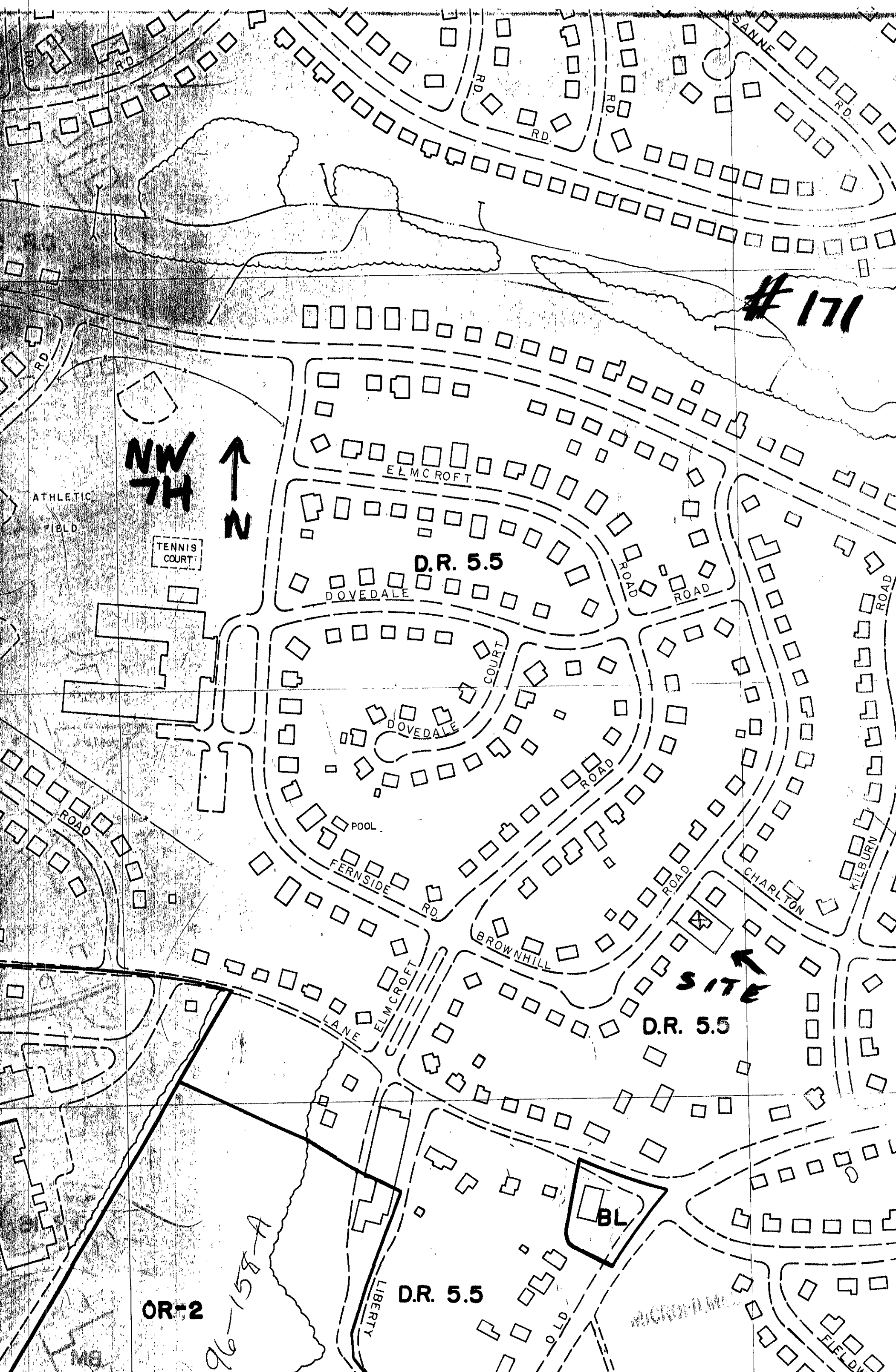


side

96-158-A



BACK



#171

NW
7H
↑
N

ATHLETIC
FIELD

TENNIS
COURT

D.R. 5.5

DOVEDALE

DOVEDALE

POOL

FERN SIDE

BROWN HILL

D.R. 5.5

↑
SITE

BL

D.R. 5.5

OR-2

96-158-A

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE SE/S Brownhill Road, 100 ft. S of c/l Charlton Road 3821 Brownhill Road 2nd Election District 2nd Councilmanic District Ronald F. White Petitioner

* BEFORE THE ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 96-158-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ronald F. White for that property known as 3821 Brownhill Road in the Randallwood subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 1.5 ft. side yard setback and an 18.5 ft. side setback sum in lieu of 8 ft. and 20 ft., respectively, for an addition (attached garage), all as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of November, 1995 that the Petition for a Zoning Variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 1.5 ft. side yard setback and an 18.5 ft. side setback sum in lieu of 8 ft. and 20 ft., respectively, for an addition (attached garage), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

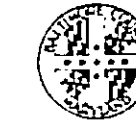
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 14, 1995

Mr. Ronald F. White
3821 Brownhill Road
Randallstown, Maryland 21133

RE: Petition for Administrative Zoning Variance
Case No. 96-158-A
Property: 3821 Brownhill Road

Dear Mr. White:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3821 BROWNHILL ROAD
which is presently zoned RS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (R & 1935, 211.3) to permit a 1.5' side setback and a 18.5' side setback sum in lieu of 8' and 20', respectively.

I am asking permission to build a garage on my property for the following reasons: Recently purchased a new car, Second attempt on car theft, To protect my car during the winter months.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly swear and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)
Ronald F. White
[Signature]
[Signature]

(Type or Print Name)
Address
City State Zipcode
(Type or Print Name)
Signature
3821 BROWNHILL ROAD 521-5050
Address
Randallstown, MD 21133
City State Zipcode
Name, Address and phone number of representative to be contacted
Name
Address
City State Zipcode
Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered, by the Zoning Commissioner of Baltimore County, this 14th day of November, 1995, that the subject matter of this petition be set for a public hearing, to be held on November 16, 1995, at 10:00 AM, in the Zoning Commission Hearing Room, 400 Washington Avenue, Baltimore, Maryland 21204.

REVIEWED BY: [Signature] DATE: 10/20/95
ESTIMATED POSTING DATE: 10/27/95

Printed with Soybean Ink on Recycled Paper
ITEM #: 171

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at: 3821 BROWNHILL ROAD

City State Zip Code
Randallstown MD 21133

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

I am asking permission to build a garage on my property for the following reasons: Recently purchased a new car, Second attempt on car theft, To protect my car during the winter months.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and maybe required to provide additional information.

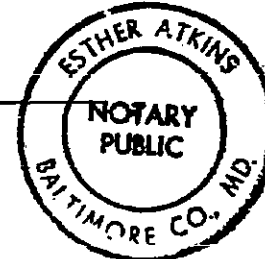
[Signature]
Ronald F. White
(Signature)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 20th day of Dec, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

AS WITNESS my hand and Notarial Seal.

10/20/95

My Commission Expires: 9/1/99



Beginning on the southeast side of Brownhill Road, fifty feet wide, at the distance of 100 feet south of the centerline of Charlton Road - Being Lot 19, Block K, Section II of the Randallwood subdivision as recorded in Plat Book 22, Folio 9. Also known as 3821 Brownhill Road containing .20 acres in the 2nd Election District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007947
DATE 10/20/95 ACCOUNT 01-615
ITEM 171
By: [Signature] AMOUNT \$ 85.00
RECEIVED FROM: White, Ron - 3821 Brownhill Rd
010- Res Var. - \$ 50.00
050- 1st yr - \$ 35.00
FOR: \$ 85.00
CASHIER: [Signature]
BA 001144AN10-20-95 \$85.00
VALIDATION OR SIGNATURE OF CASHIER
FEE - AGENCY YELLOW - CASHIER

171



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 171 Petitioner: Ronald F. White

Location: 3821 Brownhill Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ronald F. White

ADDRESS: 3821 Brownhill Rd

Randallstown, MD 21133

PHONE NUMBER: 521-5050



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-158-A (Item 171)
3821 Brownhill Road
SE/S Brownhill Road, 100' S of c/l Charlton Road
2nd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contract made with this office regarding the status of this case shall reference the case number and be directed to 887-3393. This notice also serves as a referee regarding the administrative process.

- 1) Your property will be posted on or before October 29, 1995. The closing date (November 13, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

[Signature]

Arnold Jablon
Director

cc: Ronald F. White

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 9, 1995

Mr. Ronald F. White
3821 Brownhill Road
Randallstown, MD 21133

RE: Item No.: 171
Case No.: 96-158-A
Petitioner: R. F. White

Dear Mr. White:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for November 8, 1995
Item 171

The Development Plans Review Division has reviewed the subject zoning item. An existing 15-foot drainage and utility easement runs along the northeast property line of the site.

RWB:sw

Does not interfere with regional for 11/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 31, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 161, 162, 163, 164, 165, 167, 168, 169, and 171

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kline*

PK/JL

ITEM161/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Settlement:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshall's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 162, 163, 164, 167, 168, 169, 171.

REVIEWER: LT. ROBERT P. CALDWELL
Fire Marshal's Office, PHONE 887-4821, 16-1102F

cc: File

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 171 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech

1-800-735-2256 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#162 -- MJK

1. Receipt was not given to petitioner or attorney; still in folder.

#163 -- JRA

1. No zoning indicated on petition form.
2. No zip code for legal owner.

#165 -- MJK

1. Henry & Elizabeth Lehmann are trustees for who?
2. Need documentation that Henry & Elizabeth are trustees for whoever.
3. No telephone number for legal owner.

#168 -- JLL

1. No review information on bottom of petition form.

#169 -- RT

1. No review information on bottom of petition form.
2. Need attorney - legal owner is incorporated.

#170 -- MJK

1. No telephone number for legal owner.

#171 -- MJK

Notary Section incomplete

